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MEMORANDUM

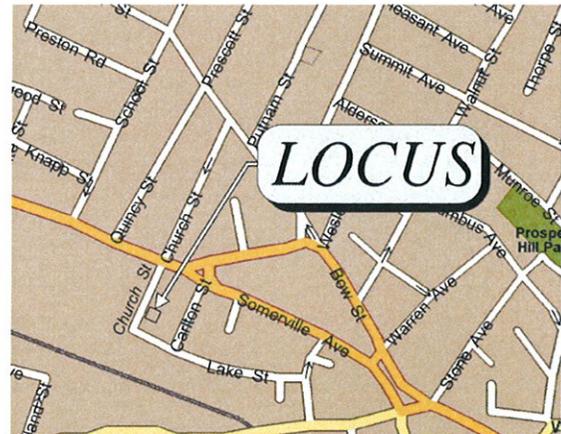
DCI JOB NO. 2012-035

TO: Terry Smith, Traffic Eng.
Somerville Traffic and
Parking Department

FROM: William D. Carlson, 
Senior Transportation Engineer

SUBJECT: **Parking Assessment**
11 Church Street
Somerville, MA

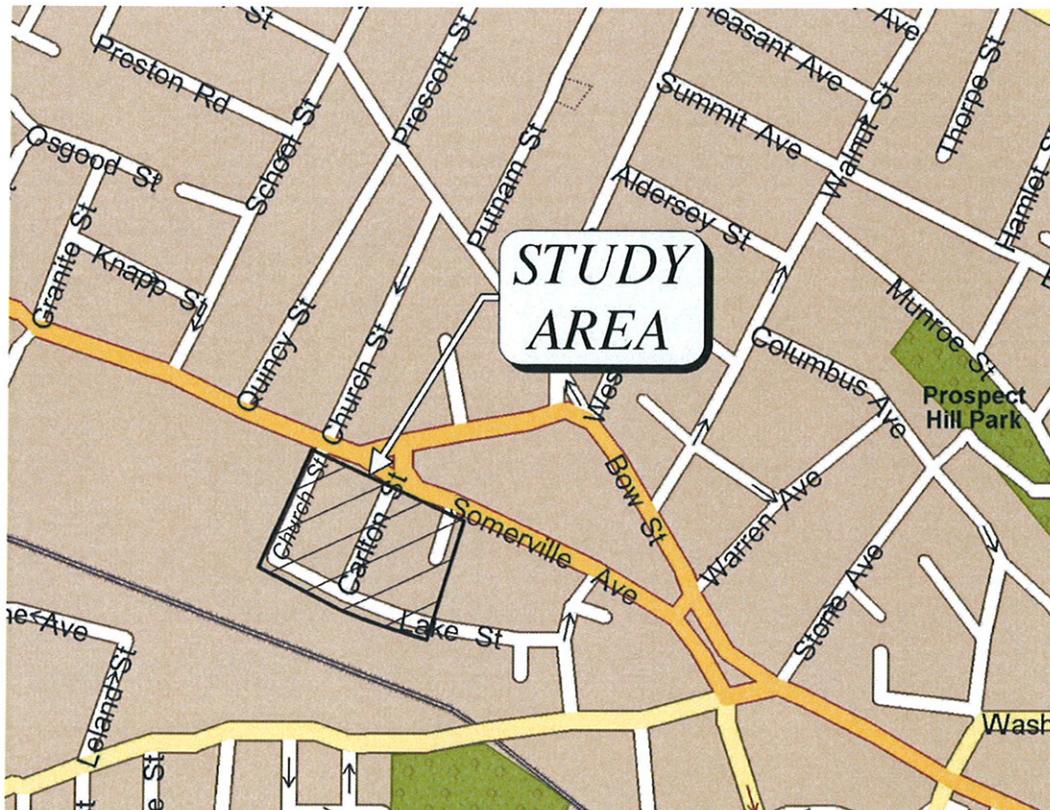
DATE: April 4, 2012



This memorandum, prepared at the request of CMS Partners, LLC evaluates the parking needs and parking availability for a renovated 3-unit apartment house located at 11 Church Street in Somerville (See Plot Plan included herein). Since the proposed building renovation will add one bedroom to the interior of the third floor unit, one additional parking space is required according to the City's By-Laws. The project proponent is requesting a waiver to this one space parking condition. Presently there are no off-street spaces provided for the 3-unit house. On-site parking could be provided along the south side of the property except for the fact that a pole mounted Fire Department pull-box is blocking access to a side yard where parking could be provided.

The purpose of this memo is to demonstrate that there is more than adequate on-street parking available on Church Street and other nearby neighborhood streets. DCI performed a parking survey of available on-street parking on Church Street and the surrounding neighborhood. The survey area and time periods were discussed with Somerville Traffic and Parking and included the following streets:

- Church Street from Somerville Avenue to Lake Street
- Carlton Street
- Lake Street from Church Street to a point 600 feet west of the subject site.



Project Study Area

Church Street from Somerville Avenue to Lake Street is a 27-foot wide, two-way street with parking prohibited along the west side. The east side of the street allows resident permit only parking. Church Street is stop sign controlled at its intersection with Somerville Avenue.

Lake Street is a 27-foot wide two-way street travelling east-west from Hawkins Street to Church Street. Resident permit parking is allowed on both sides of the street.

Carlton Street is also a 27-foot wide two-way street travelling north-south from Somerville Avenue to Lake Street with resident permit parking on both sides. Abutting land use along all three streets is predominantly residential.

A total of approximately 57 on-street resident parking spaces are provided within the parking survey area.

Bus stops are provided on Somerville Avenue westbound at Church Street and on Somerville Ave eastbound at Carlton Street. Bus route 87 travels along Somerville Avenue from Arlington Center to Lechmere station. A bicycle lane is also provided along both sides of Somerville Avenue and a zip-car facility is located within walking distance at Union Square.

DCI recorded available on-street spaces on the study area streets on a typical weekday (Thursday) from 11:00 AM to 1:00 PM and from 4:00 PM to 7:00 PM. Available parking spaces were also recorder on Saturday from 1:00 PM to 4:00 PM. The results of the parking survey are shown on pages 4-5.

As indicated by the parking survey data, an average of 22 parking spaces were available from 11:00 AM to 1:00 PM and an average of 15 spaces from 4:00 PM to 7:00 PM on a typical weekday. An average of 13 spaces were available from 1:00PM to 4:00 PM on Saturday. The parking survey indicates that there is significantly more than adequate available on-street parking to handle the one parking space needed for the 11 Church Street renovation project.

Church Street is a typical Somerville urban neighborhood and it is anticipated that the overall parking demand will be somewhat reduced due to the proximity to services provided in Union Square, nearby bus stops on Somerville Avenue, a nearby zip-car location in Union Square and the future MBTA Greenline extension to Union Square.



Church Street Looking North

Parking Survey

City: Somerville, MA
 Street: 11 Church St.
 Date: 3/29/2012 Thursday
 Weather: cloudy

Proj. No.: 2012-035
 Sheet No.: 1
 Calculated by: Steve Wen
 Notes: _____

Street	Section		Subsection	Weekday Available Parking Spaces									
	From	to		11:00 AM	12:00 PM	1:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM			
Church St	Somerville Ave	Lake St	East Side	4	3	5	2	1					
			West Side		No		Parking			Anytime			
Lake St	Church St	#18 Lake St	North Side	9	7	7	10	9			7		5
			South Side	8	9	10	8	4			7		6
Carlton St	Lake St	Somerville Ave	East Side	2	1	0	0	0			0		0
			West Side	1	1	1	0	1			0		0
TOTAL:				24	21	23	20	15			14		11

Parking Survey

City: Somerville, MA
 Street: 11 Church St.
 Date: 3/31/2012 Saturday
 Weather: cloudy

Proj. No.: 2012-035
 Sheet No.: 2
 Calculated by: Steve Wen
 Notes: _____

Street	Section		Available	Parking	Spaces			
	From	to			1:00 PM	2:00 PM	3:00 PM	4:00 PM
Church St	Somerville Ave	Lake St	East Side	1	1	3	4	
			West Side	No	Parking	Anytime		
Lake St	Church St	#18 Lake St	North Side	0	1	2	5	
			South Side	8	6	5	6	
Carlton St	Lake St	Somerville Ave	East Side	0	1	3	1	
			West Side	1	3	1	0	
TOTAL:			10	12	14	16		